

***TOWN OF NEWFIELDS BOARD OF SELECTMEN  
MEETING MINUTES  
TUESDAY, JANUARY 27, 2009***

***Present:*** Selectmen Wes Moore and Michael Woodworth. Chief Reed, Lt. Gould, Clay Mitchell, Marie Poole, Noah Tremblay, Jim Ouellet, Jeff Buxton, and Nancy Spencer also attended.

***Call to order:*** 6:30pm by Chairman Wes Moore.

Checks were signed. A Town Hall Rental Agreement was signed.

Correspondence from the Lane Law Offices was reviewed. The letter in regard to the Vienneau Subdivision is a Planning Board issue.

An upcoming change to Comcast coverage was reviewed.

The Department of Health and Human Services notified the Town that no further funds are available for mosquito control reimbursements for fiscal year 2008.

Correspondence from TRM was reviewed.

Correspondence from West Environmental regarding the Vienneau subdivision was reviewed.

The Citizen's Petition regarding the lease of the old post office building was discussed. This Petitioned Warrant Article only authorizes the Selectmen to negotiate an agreement.

Chief Reed reported an electrical issue in the police department. This is the 2<sup>nd</sup> time in two years that a multi-extension cord has melted. The Selectmen reviewed the area in question and the Chief has been asked to get a quote for a fire protection system to hook into the Town Hall system.

Chief Reed presented a report on the cost of reducing one full time officer. The report is attached. Please note that the calculations do not include the savings on the retirement plan, medicare, health insurance, dental insurance, and workers' compensation insurance. If an officer is eliminated, it won't take place until May 15<sup>th</sup>, 2009 or later.

Dr. Clay Mitchell discussed renewal energy and his report is as follows:

**Newfields Renewable Energy Ordinance**

This ordinance addresses two major issues. The first issue relates to a recent New Hampshire law that states that municipalities cannot unreasonably limit or hinder small

wind energy systems through ordinances or regulations. The law defines unreasonable limits and hindrances to include:

- Outright prohibition of small wind energy systems in all districts.
- Application of a generic building/structure height restriction to prohibit small wind energy systems.
- Requirement of setbacks in excess of 150% of the system height.
- Requirement of setting noise limits lower than 55 decibels or not allowing for limits to exceed noise levels for short-term events (storms, power outages).
- Requirement of stricter electrical or structural design criteria outside of state, federal or international building/electrical codes or laws.

The ordinance addresses these issues by incorporating reasonable restrictions on height, setbacks, and other impacts that permit but regulate the citizen's right to install small wind energy systems.

The Newfields Ordinance takes an additional step in permitting and regulating the installation of other large renewable and clean energy systems as well as larger wind facilities. This unique approach attempts to make Newfields an innovator in the new energy economy. Many developers of such facilities require local support and participation in these projects to insure their success. In most cases, however, developers are drawn to towns with no regulations in an effort to insure the project's success. With the Newfields approach, the Town will be communicating its desire to participate in this economy as a partner by expressly permitting such facilities. The intent is to provide a new "infrastructure" for developers seeking to generate clean and renewable energy. It is also meant to insure that our manufacturing, commercial, and industrial facilities understand that the Town of Newfields is committed to their long-term economic stability and will support energy projects that stabilize costs, create new local jobs, and generate tax income and direct income through project participation.

With respect to large-scale renewable wind projects, the Town of Newfields offers a regulatory path toward local support provided the project directly involves the Town. This will insure that direct local benefits are provided to the taxpayers in an ever-widening range of creative public-private partnerships for these projects. This is a unique ordinance that attempts to capture the growing recognition that our nation's economic and national security is dependent on a reduction of our use of foreign fuels. The environmental benefits and local economic provide a direct and immediate impact to the future of Newfields.

Clay also mentioned that the Planning Board has passed an Age Restriction Housing Ordinance.

The meeting went into a non-public session at 7:29pm per RSA 91-A:3 III. The meeting reopened to the public at 7:35pm.

Jeff Buxton, Marie Poole, Noah Tremblay, and Jim Ouellet met with the Selectmen to discuss the current situation of CoverAll (a tenant of Marie's). There is a list of numerous violations issued by the State Fire Marshall. Jim was advised that he has the right to have an attorney present and also to have his attorney review the list of violations. Jim found the violations confusing. The Selectmen cannot advise Jim, but can tell him what the violations are. He was asked to come back in two weeks with a plan showing progress and a plan of what remains to be done and how it will be resolved. If Jim does not return with a plan, the Town may have to speak with the Town Counsel and perhaps have a Cease and Desist Order written.

Marie said she only heard about the report and feels that the property owner should have received it. The letter was not sent to her because she is the landlord and this involves a tenant.

Jeff said that some of the life safety issues may have to be taken care of by Marie.

The Selectmen will work with Jim and are pleased that he attended tonight's meeting. They want to minimize the risk of someone getting hurt or a fire starting in the building.

Jeff explained that it is important for the Fire Department to know what is in each building for the protection of the firefighters. He also explained that he was not able to inspect the building earlier because there were only two tenants. If there are three or more tenants, he can walk in to perform an inspection.

Marie said that the other company (the tree service) has moved out. She is glad to let the town use a portion of the property for snow disposal. Now that the property is in a trust, she needs a release of liability from the town.

Nancy was asked to contact Ray Buxton to see if he is interested in insulating the doors under the stage and repair/replace the handle on the door set that doesn't close.

Wes made a motion to accept the minutes of the January 20<sup>th</sup>, 2009 Selectmen's meeting. Michael seconded the motion and the motion passed with both in favor.

Wes made a motion to adjourn the meeting at 8:15pm. Michael seconded the motion which passed with both in favor.

Respectfully submitted,

Nancy J. Spencer  
Administrative Assistant